WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES:

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-20-2023

(AF

Karen Johnson Davidson County
Batch# 623797 **DEEDWARR**
04/28/2021 09:31:53 AM 2 pgs
Fees: $13.00 Taxes: $2,497.50

20210428-0056482

DM-SB-EXIT-21-1513

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Larry Marvin Saripkin	**Guaranty Home Mortgage Corporation**	
(NAME) **120 Wisteria Circle**	(NAME) **525 Tribble Gap Road #1339**	**083 09 0 357.00**
(ADDRESS) **Roswell, GA 30076**	(ADDRESS) **Cumming, GA 30028**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JULIANA MARIA SOLA AND MARK ALAN WEBB, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LARRY MARVIN SARIPKIN, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 61 in the Subdivision of the A.V.S. Lindsley 29 Acre Tract of record in Book 57, Page 66, Register's Office for said County.

Said Lot 61 fronts 50 feet on the Northerly side of Forrest Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Juliana Maria Sola and husband, Mark Alan Webb, by Quitclaim Deed from Juliana Maria Sola, of record in Book 10160, Page 459, in the Register's Office of Davidson County, Tennessee, dated June 10, 1996 and recorded on August 19, 1996.

Being the same property conveyed to Juliana Maria Sola, An Unmarried Woman, by Warranty Deed from Gary W. Maddern and wife, Lori Maddern, of record in Book 9778, Page 623, in the Register's Office of Davidson County, Tennessee, dated August 17, 1995 and recorded on August 30, 1995.

This conveyance is subject to:
- County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Subdivision of the A.V.S. Lindsley 29 Acre Tract, as recorded in Plat Book 57, Page(s) 66.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1513 Forrest Avenue, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 23rd DAY OF APRIL, 2021.

Juliana Maria Sola

Mark Alan Webb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIANA MARIA SOLA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of April, 2021.

Notary Public
My Commission Expires: 1-3-25
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK ALAN WEBB, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of April, 2021.

Notary Public
My Commission Expires: 1-3-25
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212